

AN ORDINANCE 2006-05-18-0612

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 18, Block 29, NCB 10628 from "O-2" Office District to "C-2 NA" Commercial Nonalcoholic Sales District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This Ordinance shall become effective on May 28, 2006.

PASSED AND APPROVED this 18th day of May, 2006.

ATTEST:

Leticia Y. Vaca
City Clerk

Phil Hardberger
MAYOR
PHIL HARDBERGER

APPROVED AS TO FORM:

Dusan Delin
for City Attorney

Agenda Voting Results

Name: Z-3.

Date: 05/18/06

Time: 06:19:45 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006089 (District 2): An Ordinance amending the zoning district boundary from "O-2" Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 18, Block 29, NCB 10628, 4458 East Houston Street as requested by Lou Miller, Applicant, for Lou Miller, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006089

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 2

Ferguson Map: 618 F5

Applicant:

Owner:

Lou Miller

Lou Miller

Zoning Request: From "O-2" Office District to "C-2 NA" Commercial Nonalcoholic Sales District

Lot 18, Block 29, NCB 10628

Property Location: 4458 East Houston Street

South side of East Houston Street

Proposal: Barber and beauty suites and small retail suites for start up businesses

Neighborhood Association: None

Neighborhood Plan: None

Traffic Impact Analysis

A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is currently being use as an office. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic. The "C-2 NA" Commercial Nonalcoholic Sales District would be appropriate at this location.

The subject property was originally zoned "A" Single-Family Residence District and was zoned "O-1" Office District in 1987. The "O-1" Office District later converted to "O-2" Office District in February of 2002 upon adoption of the current UDC. The applicant is requesting "C-2" Commercial District in order to provide a wider variety of office and retail uses.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2006089

ZONING CASE NO. Z2006089 – April 18, 2006

Applicant: Lou Miller

Zoning Request: "O-2" Office District to "C-2" Commercial District.

Lou Miller, 171 N. 1604, owner, stated the purpose of this zoning change is to allow for barber and beauty suites and small retail such as furniture, rug sales and video game stores.

Staff stated there were 13 notices mailed out to the surrounding property owners, 2 returned in opposition and 3 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Marshall and seconded by Commissioner Robbins to recommend approval of "C-2NA".

1. Property is located on Lot 18, Block 29, NCB 10628 at 4458 East Houston Street.
2. There were 13 notices mailed, 2 returned in opposition and 3 in favor.
3. Staff recommends denial of "C-2" and approval of "NC".

AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



CAR WASH		_____ Notices Mailed _____ In Opposition _____ In Favor	
U/C	C3	73	1061
FUNERAL HOME 67			
75 C3NA DRIVE TIME		8 C2 TEXAS WORK FORCE CENTER	

C2 POPEYES 63		KWIK WASH		CAR WASH 71	
CAR QUEST 72		ARB	A3-4 1/R		
CHARLES WILLIAMS PLACE					
COMM USE 73	C2	1/R A4-3	1/R A4-4	1/R A4-5	1/R A4-6
RWD A4					
RODEO CAFE A5 10615					
FLOWER SHOP		C3NA VAC		RM 4	
ATTORNEY OFFICE A7					
AUTO REPAIR		R5 A8 VAC			
INSURANCE					

SOUTH WW WHITE ROAD

ZONING CASE: Z2006-089

City Council District No. 2
 requested Zoning Change
 from "O-2"
 to "C-2NA"
 Date: May 18, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification



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